

SOLICITATION OF PROFESSIONAL SERVICES

STATE OF NEW JERSEY
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C)

NEW PROJECT
DPMC NUMBER: T0560-00
BUILDING 18 AND 18A RENOVATION
NJ DEPARTMENT OF TRANSPORTATION HEADQUARTERS COMPLEX
EWING, MERCER COUNTY, NJ

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF A CONSULTING TEAM TO RENOVATE THE INTERIOR AND EXTERIOR OF BUILDINGS 18 AND 18A AND COMPLETE SITE WORK TO FACILITATE PARKING AND BARRIER FREE ACCESS AROUND THE BUILDINGS AT THE NEW JERSEY DEPARTMENT OF TRANSPORTATION HEADQUARTERS COMPLEX. THESE TWO BUILDINGS ARE CURRENTLY VACANT AND THE DOT WOULD LIKE TO RENOVATE THEM FOR USE AS RECORD STORAGE, TRAINING AND OTHER FUNCTIONS.

ORIGINALLY CONSTRUCTED IN 1935, THE OLD MATERIALS LAB (BUILDING 18) TESTED MATERIAL USED TO CONSTRUCT AND MAINTAIN HIGHWAYS IN NEW JERSEY. ACCORDING TO THE NJ HISTORIC PRESERVATION OFFICE, THIS FACILITY IS DEEMED ELIGIBLE, AS OF JUNE 1998, FOR THE NEW JERSEY AND NATIONAL REGISTER OF HISTORIC PLACES AS IT IS THE ONLY BUILDING ASSOCIATED WITH THE NJ DOT'S NATIONALLY-RECOGNIZED PROGRAM OF INNOVATIVE HIGHWAY ENGINEERING AND CONSTRUCTION. IT WAS BUILT TO PLANS PREPARED BY ARCHITECT HUGH A. KELLY IN AN ART DECO STYLE. THE BUILDING IS CONSTRUCTED OF CAST STONE AND BRICK WITH TERRA COTTA SPANDRELS AND COPING. THE ADJACENT BUILDING, 18A ANNEX (CONSTRUCTED IN 1952) IS VACANT. VARIOIUS PROJECTS HAVE BEEN COMPLETED TO SECURE THE BUILDINGS INCLUDING ASBESTOS REMEDIATION, REMOVAL OF LAB EQUIPMENT AND SECURING OF ACCESS POINTS HOWEVER SIGNIFICANT DETERIORATION HAS OCCURRED. AS A SITE WITH HISTORIC VALUE, THE PROJECT MAY BE ELIGIBLE FOR FEDERAL TRANSPORTATION ENHANCEMENT FUNDING.

THE SCOPE OF WORK FOR THIS PROJECT CAN BE OBTAINED VIA THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

THE CONSULTANT SHALL BE A FIRM PREQUALIFIED WITH THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C) IN HISTORIC PRESERVATION / RESTORATION (DISCIPLINE CODE P034) WITH A DOLLAR RATING OF \$10 MILLION OR GREATER. THE FIRM SHALL HAVE IN-HOUSE CAPABILITIES OR SUB-CONSULTANTS PREQUALIFIED WITH THE DPMC IN ELECTRICAL ENGINEERING (DISCIPLINE CODE P002), HVAC ENGINEERING (DISCIPLINE CODE P003), PLUMBING ENGINEERING (DISCIPLINE CODE P004), CIVIL ENGINEERING (DISCIPLINE CODE P005), STRUCTURAL ENGINEERING (DISCIPLINE CODE P007), ENVIRONMENTAL ENGINEERING (DISCIPLINE CODE P011), ESTIMATING / COST ANALYSIS (DISCIPLINE CODE P025), ROOFING INSPECTION (DISCIPLINE CODE P028), ASBESTOS DESIGN (DISCIPLINE CODE P037) ASBESTOS SAFETY CONTROL MONITORING (DISCIPLINE CODE P038), FIRE PROTECTION SYSTEMS (DISCIPLINE CODE P044), LEAD PAINT EVALUATION (DISCIPLINE CODE P065), AND ALL OTHER ARCHITECTURAL, ENGINEERING AND SPECIALTY DISCIPLINES NECESSARY TO COMPLETE THE PROJECT AS DESCRIBED IN THE SCOPE OF WORK.

PRELIMINARY TECHNICAL PROPOSALS (DPMC 48B), AN ORIGINAL AND FIVE (5) COPIES, ARE DUE TO DPMC NO LATER THAN 2:00 P.M., MAY 31, 2016 AND SHALL BE SUBMITTED TO THE ATTENTION OF CATHERINE DOUGLASS, CONSULTANT SELECTION COORDINATOR, CONTRACTS & PROCUREMENT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, 33 WEST STATE STREET, 9TH FLOOR PLAN ROOM, P.O. BOX 034, TRENTON, NEW JERSEY 08625-0034. SUBMISSIONS RECEIVED AFTER 2:00 P.M., MAY 31, 2016 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY

PREQUALIFIED WITH DPMC IN HISTORICAL PRESERVATION / RESTORATION WITH A DOLLAR RATING OF \$10 MILLION OR GREATER MAY SUBMIT. ALL JOINT VENTURE FIRMS MUST BE SEPARATELY PREQUALIFIED IN HISTORICAL PRESERVATION / RESTORATION WITH AT LEAST ONE FIRM HAVING A DOLLAR RATING OF \$10 MILLION OR GREATER.

PLEASE NOTE THERE IS A MAXIMUM 40-PAGE LIMIT FOR PRELIMINARY TECHNICAL PROPOSALS (FORM 48B) SUBMITTED FOR THIS PROJECT. SUBMISSIONS EXCEEDING THE 40-PAGE LIMIT WILL NOT BE CONSIDERED.

PRELIMINARY TECHNICAL PROPOSAL FORMS (48B) ARE ALSO AVAILABLE ON THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

ALL SUB-CONSULTANT(S) PARTICIPATING ON YOUR PROJECT TEAM MUST BE SEPARATELY PREQUALIFIED BY DPMC IN THE DISCIPLINE(S) FOR WHICH THEY WILL BE PROVIDING PROFESSIONAL SERVICES. IF NOT CURRENTLY PREQUALIFIED, A COMPLETED PREQUALIFICATION APPLICATION MUST BE RECEIVED BY MAY 31, 2016. PLEASE VISIT THE DPMC WEBSITE AT WWW.STATE.NJ.US/TREASURY/DPMC TO OBTAIN A PREQUALIFICATION APPLICATION (FORM 48A) OR CONTACT THE PREQUALIFICATION UNIT AT (609) 777-4561.

THE CONSULTANT SELECTION COMMITTEE FOR THIS PROJECT WILL EVALUATE THE PRELIMINARY TECHNICAL PROPOSALS BASED UPON: DEMONSTRATION OF THE FIRM / PROJECT TEAM'S ORGANIZATION, AND THE FIRM / PROJECT TEAM'S EXPERIENCE ON PROJECTS OF A SIMILAR SIZE AND NATURE. PROJECT APPROACH, SCHEDULE, AND COST ESTIMATING/BUDGET CONTROL WILL BE INCLUDED FOR REVIEW OF THE TECHNICAL PROPOSALS.

INTERESTED FIRMS THAT MEET THE PREQUALIFICATION CRITERIA MAY OBTAIN AN RFP PACKAGE BY CONTACTING CATHERINE DOUGLASS OF DPMC AT (609) 777-3094 OR BY E-MAIL TO CATHERINE.DOUGLASS@TREAS.NJ.GOV.

ALL COMPETING FIRMS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF P.L. 1975, C. 127 (N.J.A.C. 17:27), REGARDING NON-DISCRIMINATION REQUIREMENTS IN THE PERFORMANCE OF STATE CONTRACTS AND P.L. 2005, C. 51 CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS.

RICHARD M. FERRARA, ASSISTANT DEPUTY DIRECTOR
CONTRACTS & PROCUREMENT
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION
STATE OF NEW JERSEY
P.O. BOX 034
TRENTON, NJ 08625-0034